



County of Los Angeles
CHIEF ADMINISTRATIVE OFFICE

713 KENNETH HAHN HALL OF ADMINISTRATION • LOS ANGELES, CALIFORNIA 90012
(213) 974-1101
<http://cao.co.la.ca.us>

DAVID E. JANSSEN
Chief Administrative Officer

Board of Supervisors
GLORIA MOLINA
First District
N. DONNE BRATHWAITE BURKE
Second District
JEN. KAROSLAVSKY
Third District
DON KNABE
Fourth District
MICHAEL D. ANTONOVICH
Fifth District

December 16, 2003

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

**APPROVE FUNDING PLAN, MASTER TRUST
AND ESCROW AGREEMENT, AND RELATED ACTIONS FOR THE
LAKEWOOD SHERIFF STATION EXPANSION PROJECT
(FOURTH DISTRICT) (4 VOTES)**

JOINT RECOMMENDATION WITH THE SHERIFF THAT YOUR BOARD:

1. Acting as a responsible agency pursuant to the California Environmental Quality Act (CEQA), consider the enclosed Mitigated Negative Declaration, including comments received during the public review process, which was prepared and adopted by the City of Lakewood Community Development Department, find that the Lakewood Sheriff Station Expansion Project will not have a significant effect on the environment, and find that the Mitigated Negative Declaration reflects the independent judgment of the County, and approve the Mitigated Negative Declaration.
2. Acting as a responsible agency pursuant to the California Environmental Quality Act (CEQA), consider and adopt the enclosed Mitigated Monitoring and Reporting Program, which was prepared and adopted by the City of Lakewood Community Development Department as a condition of the project to mitigate or avoid significant effects on the environment.

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3. Approve the proposed Lakewood Sheriff Station Expansion Project and authorize the City of Lakewood to manage and deliver the project.
4. Approve the proposed funding plan for the Lakewood Sheriff Station Expansion Project, to be financed from funds designated by the amended 1989 Agreement for Reimbursement of Tax Increment Funds for the Lakewood Redevelopment Project Area No. 2, which are currently appropriated in the Project and Facility Development Budget (\$3.0 million), Fourth District Capital Project Funds (\$3.0 million), and the Asset Development Implementation Fund (\$3.4 million).
5. Approve the enclosed Master Trust and Escrow Agreement with US Bank National Association, and the City of Lakewood, in substantially final form, and authorize the Chief Administrative Officer to finalize negotiations and execute the Agreement.
6. Approve the enclosed appropriation adjustment which provides a total of \$6.4 million in appropriation to the Project and Facility Development Budget from Fourth District Capital Project Funds (\$3.0 million) and the Asset Development Implementation Fund (\$3.4 million), and instruct the Auditor-Controller to deposit a total of \$9.4 million from the Project and Facility Development Budget to the Master Trust and Escrow Agreement established with U.S. Bank, National Association for the purpose of constructing the Lakewood Sheriff Station Expansion Project.
7. Authorize the Chief Administrative Officer to enter into a memorandum of understanding with the Sheriff's Department to provide for repayment of \$3.4 million in funds to the Asset Development Implementation Fund over a 48-month period.
8. Authorize the Chief Administrative Officer to enter into a memorandum of understanding with the City of Lakewood to permit access to the site during construction and to establish guidelines for the authorization and expenditure of change order contingency funds during construction.

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9. Authorize the Chief Administrative Officer to execute any documents necessary to complete the transfer of funding for the project and to ensure proper management of the escrow account.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The recommended actions will allow the construction of certain improvements at the Lakewood Sheriff Station (Project) to proceed.

Background

In September 2000, your Board approved an amendment to the 1989 Agreement for Reimbursement of Tax Increment Funds for the Lakewood Redevelopment Project Area No. 2, which provided \$3.0 million to be used for the rehabilitation of the Lakewood Sheriff Station. The City of Lakewood (City) is preparing plans and specifications at its expense with a total estimated project cost of \$10.6 million. The City is prepared to proceed with the Project's first phase, and has offered to provide project management through the end of construction. Approval of the recommended actions will authorize the City to manage and deliver Phases I and II of the Project.

Project Description

Phase I of the Project includes a new 4,920 square foot Vehicle Service Garage, which will contain an office, a masonry evidence storage room, mechanical and equipment rooms, a restroom, a mezzanine for vehicle parts storage, four service bays, and two carwash bays with clarifiers. Also included is the relocation of the existing fuel pump station, and necessary site work and underground utilities to accommodate the improvements. The City estimates that Phase I construction should begin in the Summer of 2004 and be completed in approximately 6 months.

Phase II consists of the expansion and remodel of the existing Lakewood Sheriff Station, which includes construction of a new 15,937 square foot two-story building, which will be built between the existing Station and Station Annex building, and a separate 1,900 square foot addition to the existing Station Annex. New construction will include a public lobby, dispatch office, hydraulic elevator, including additional staff

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offices and meeting room space. Other improvements include 20,000 square feet of remodeling to increase locker rooms and restrooms, modify existing office space, and relocate mechanical and telecommunication equipment. Other related improvements include site grading, landscaping, and parking lot improvements. Phase II construction should begin in the Winter of 2005 and be completed in approximately 18 months.

The preliminary plans and specifications for the Project have been reviewed and approved by the Sheriff's Department.

The City's total project cost estimate for the Project is estimated at \$10.6 million. The City will contribute \$1.2 million to finalize plans and specifications and other consultant and project management services during the construction phase. The County will fund construction and equipment costs for the Project in the amount of \$9.4 million.

Proposed Trust Account

Approval of the enclosed Master Trust and Escrow Agreement (Agreement) with U.S. Bank, National Association (Escrow Agent) will establish an interest bearing trust account to hold the County's financial contribution for the Project (See Enclosure B). The City, as project manager, will be allowed to request disbursements for project-related construction phase expenses directly from the Escrow Agent.

Once the Agreement is established, the Auditor-Controller will deposit a total of \$9.4 million into the trust account for the purpose of constructing the Project. The trust account will allow the County to monitor the Project's progress and expenditures through monthly disbursement reports. Any funds remaining in the trust account upon acceptance of the Project by the Sheriff's Department and the City will be distributed as mutually agreed upon by the County and the City, at that time.

In order to provide project cost control, the Chief Administrative Office (CAO) and City shall execute a memorandum of understanding to establish guidelines for the authorization and expenditure of change order contingency funds during construction. Any requested change to the Project that deviates from the approved Project program, increases space, or modifies aesthetics, function, or utility, shall not be authorized without obtaining the prior written consent of the County CAO. Further, it is

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recommended that your Board authorize the CAO to execute any documents to complete the transfer of funding for the Project and to ensure proper management of the escrow account.

Implementation of Strategic Plan Goals

These actions are consistent with the County's Strategic Plan Goals of Workforce Excellence, Organizational Effectiveness, and Fiscal Responsibility, which your Board adopted on November 16, 1999, by providing an efficient working environment that enhances quality and productivity; encouraging collaboration and resource sharing with other jurisdictions; and investing in public infrastructure to improve the performance and productivity of the Sheriff's Department.

FISCAL IMPACT/FINANCING

The City's total project cost estimate for the Project, including construction, equipment, design, consultant's fees, and project administrative fees, is estimated at \$10.6 million. The City will appropriate \$1.2 million of its own funds to finalize plans and specifications and other consultant and project management services during the course of the Project. The County will fund construction and equipment costs for the Project in the amount of \$9.4 million.

The \$9.4 million will be funded from \$3.0 million designated in the amended 1989 Agreement for Reimbursement of Tax Increment Funds for the Lakewood Redevelopment Project Area No. 2, which is currently appropriated in the Project and Facility Development Budget; \$3.0 million from Fourth District Capital Project Funds; and \$3.4 million from ADIF.

Approval of the enclosed appropriation adjustment (Enclosure C) will provide \$6.4 million in appropriation within the Project and Facility Development Budget from Fourth District Capital Project Funds (\$3.0 million) and the Asset Development Implementation Fund (\$3.4 million). The Auditor-Controller will then transfer a total of \$9.4 million from the Project and Facility Development Budget to the trust account held by the Escrow Agent for the Project.

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The CAO will enter into a memorandum of understanding with the Sheriff's Department to reimburse ADIF for the advance of the \$3.4 million. Interest on the ADIF loan will be calculated at 1.33 percent, the earnings rate of the County Treasury Pool at the time of the original deposit with the Escrow Agent. The Sheriff's Department will repay the loan through monthly payments of \$72,773.44 for 48 months, beginning in the month following the deposit to the escrow account. Funding of \$436,640.64 for the first year payment obligation is included in the Sheriff's Department 2003-04 Operating Budget. Funding for subsequent payments will be requested in future fiscal years. The Sheriff's Department will have the option of pre-paying the outstanding principal balance at the end of each fiscal year. A detail of the repayment schedule is provided in Enclosure D.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

A standard Master Trust and Escrow Agreement, in the form previously approved by County Counsel and mutually agreed to by the City and Escrow Agent will be used.

ENVIRONMENTAL DOCUMENTATION

On October 10, 2003, the City of Lakewood, as lead agency, circulated a Mitigated Negative Declaration (MND) for the Project in accordance with California Environmental Quality Act (CEQA) requirements. The mitigation measures included in the CEQA documents for the Project specifically addressed lighting, air quality, and noise. The recommended measures to mitigate these impacts are incorporated into the construction bid documents. The MND concluded that the Project with the proposed mitigation measures will not have a significant affect on the environment. The public comment period did not raise significant environmental issues with the Project; therefore, the City finalized and adopted the MND on October 29, 2003.

On November 4, 2003, the City filed a Notice of Determination with the County in accordance with the requirements of Section 21152 of the California Public Resources Code.

Under CEQA, the County is a "responsible agency" whose discretionary approval of the Project is required in order for the City to carry out the Project. As a responsible agency, your Board must consider and adopt the Mitigated Negative Declaration and

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Mitigation Monitoring and Reporting Program prepared by the City before the Project is approved.

CONTRACTING PROCESS

The project will be bid and a construction contract awarded by the City of Lakewood, according to competitive bidding laws applicable to local government in the State of California

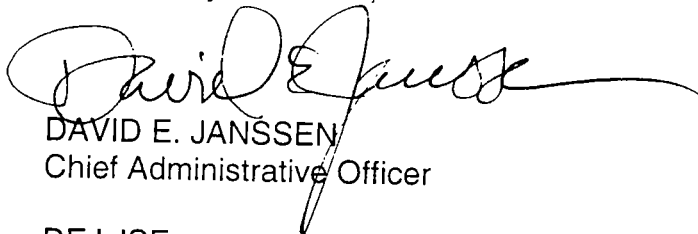
IMPACT ON CURRENT SERVICES (OR PROJECTS)

There will be no negative impact on current County services or projects during the performance of the recommended services. Sheriff services will continue to be provided from the existing Lakewood Sheriff Station until construction of the station expansion is complete.

CONCLUSION

Please return one adopted copy of this letter to the CAO (Capital Projects Division) and the Sheriff's Department.

Respectfully submitted,



DAVID E. JANSSEN
Chief Administrative Officer



LEROY D. BACA
Sheriff

DEJ:JSE
DJT:TJ:i/h
Enclosures (4)

c: Auditor-Controller
County Counsel
City of Lakewood

1 COPY

NOTICE OF DETERMINATION

NOV 18 2003

To: Office of Planning & Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

From: Director of Community Development
City of Lakewood
5050 Clark Avenue
Lakewood, CA 90712

X Los Angeles County Clerk
Environmental Findings
12400 E. Imperial Highway, #1101
Norwalk, CA 90650

ORIGINAL FILED**Subject:**

**Filing of Notice of Determination in compliance with
Section 21108 or 21152 of the Public Resources Code**

NOV 04 2003

Lakewood Sheriff's Station, Expansion and Remodel
Project Title

LOS ANGELES, COUNTY CLERK

State Clearinghouse No.
(If submitted to
Clearinghouse)

Paul Kuykendall
Lead Agency
Contact Person

(310) 866-9771, extension 2344
Area Code/Phone/Extension

Project Location: 5130 Clark Avenue, Lakewood, California, County of Los Angeles

Project Description: The proposed project is for the expansion and remodel of the Lakewood Sheriff's Department station. The subject site is in the C-1 (Neighborhood Commercial) zone, and is 173,577 square feet (3.98 acres) in area. The project will be carried out in phases. The first phase will consist of the replacement of an existing 4,140 square foot vehicle service garage with a new 4,790 square foot service garage. The new service garage will contain an office, storage and mechanical rooms, a restroom, a mezzanine for vehicle parts storage, four service bays, and two carwash bays with clarifiers capable of handling 25 hand carwashes per day. The second phase is for the construction of a new 15,937 square foot two-story building, which will be constructed between buildings "A" (the Sheriff's Station) and "B" (the Annex), and a separate 1,900 square foot addition to building "B". The new construction will include a public lobby, dispatch office, hydraulic elevator, and various department offices and meeting room spaces. The second phase also calls for the remodeling of buildings "A" and "B" to increase locker rooms and restrooms, modify office space, and relocate mechanical equipment. Approximately 20,000 square feet of building area will be remodeled. Although there will not be an initial increase in staffing, the improvements will accommodate personnel growth by 10% over 20 years following completion of the project. The third phase will consist of a new 50,000 square foot, 2½-level parking structure, constructed at the southeast corner of the site. The parking structure will accommodate about 204 parking spaces, replacing 100 surface parking spaces. Other improvements will include grading, landscaping, parking lot improvements, brickwork, and other miscellaneous items in conjunction with the appropriate phase of work.

This is to advise that the City of Lakewood has approved the above-described project on October 29, 2003 and has
X Lead Agency Responsible Agency (Date)
made the following determinations regarding the above described project:

1. The project will X will not] have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
3. X A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
4. Mitigation measures X were were not] made a condition of the approval of the project.
5. A statement of Overriding Consideration was X was not] adopted for this project.
5. Findings X were were not] made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval is available to the General Public at:

Office of the City Clerk
City of Lakewood
5050 Clark Avenue
Lakewood, CA 90712


Signature (Public Agency)

October 29, 2003
Date

Director of Community Development
Title

Date received for filing at OPR:

MITIGATED NEGATIVE DECLARATION

Date of Posting of Preliminary Negative Declaration: October 10, 2003

Lead Agency: City of Lakewood
5050 N. Clark Avenue
Lakewood, California 90712

Agency Contact Person: Paul Kuykendall, Associate Planner
Telephone Number: (562) 866-9771, extension 2344
Prepared by: City of Lakewood, Community Development Department

Project Title: Lakewood Sheriff's Station, Expansion and Remodel
Project Sponsor: City of Lakewood
Project Contact Person: Paul Kuykendall, (562) 866-9771, extension 2344

Project Address: 5130 Clark Avenue
City and County: City of Lakewood, County of Los Angeles

Project Description: The proposed project is for the expansion and remodel of the Lakewood Sheriff's Department station. The subject site is in the C-1 (Neighborhood Commercial) zone, and is 173,577 square feet (3.98 acres) in area. The project will be carried out in phases. The first phase will consist of the replacement of an existing 4,140 square foot vehicle service garage with a new 4,790 square foot service garage. The new service garage will contain an office, storage and mechanical rooms, a restroom, a mezzanine for vehicle parts storage, four service bays, and two carwash bays with clarifiers capable of handling 25 hand carwashes per day. The second phase is for the construction of a new 15,937 square foot two-story building, which will be constructed between buildings "A" (the Sheriff's Station) and "B" (the Annex), and a separate 1,900 square foot addition to building "B". The new construction will include a public lobby, dispatch office, hydraulic elevator, and various department offices and meeting room spaces. The second phase also calls for the remodeling of buildings "A" and "B" to increase locker rooms and restrooms, modify office space, and relocate mechanical equipment. Approximately 20,000 square feet of building area will be remodeled. Although there will not be an initial increase in staffing, the improvements will accommodate personnel growth by 10% over 20 years following completion of the project. The third phase will consist of a new 50,000 square foot, 2½-level parking structure, constructed at the southeast corner of the site. The parking structure will accommodate about 204 parking spaces, replacing 100 surface parking spaces. Other improvements will include grading, landscaping, parking lot improvements, brickwork, and other miscellaneous items in conjunction with the appropriate phase of work.

THE PROJECT COULD NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT. This finding is based upon the criteria of the Guidelines of the State Secretary for Resources, Sections 15064 (Determining Significant Effect), 15065 (Mandatory Findings of Significance), 15070 (Decision to Prepare a Negative Declaration), and the following reasons as documented in the Initial Evaluation (Initial Study) for the project, which is attached.

-Please Refer to the Following Initial Study-

Mitigation measures, if any, included in this project to avoid potentially significant effects: See Initial Study.

Final Negative Declaration adopted and issued on: October 29, 2003.



Charles K. Ebner, AICP
Director of Community Development

**Lakewood Sheriff's Station
Expansion and Remodel
5130 Clark Avenue
Lakewood, California**

Initial Study and Environmental Checklist

September 17, 2003

**City of Lakewood
Community Development Department**

5050 Clark Avenue
Lakewood, California 90712
(562) 866-9771

I. INTRODUCTION

A. Background

Project title: Lakewood Sheriff's Station, Expansion and Remodel

Agency requiring checklist: City of Lakewood
5050 Clark Avenue
Lakewood, CA 90712

Agency contact person: Paul Kuykendall, AICP
Associate Planner
(562) 866-9771, extension 2344

Project location: 5130 Clark Avenue
Lakewood, California

Name of proponent: City of Lakewood

Proponent's address and phone: 5050 Clark Avenue
Lakewood, CA 90712
(562) 866-9771

General Plan designation: Commercial

Zoning designation: C-1 (Neighborhood Commercial)

B. Introduction to the Environmental Review Process

This Initial Study has been carried out in accordance with the California Environmental Quality Act (CEQA). The purpose of an Initial Study is to provide preliminary environmental investigation of a project and to determine if it would have a significant adverse impact on the environment (CEQA Guidelines §15063). Based on the preliminary investigation in the Initial Study, the Lead Agency - in this case the City of Lakewood - decides whether it will be necessary to prepare an Environmental Impact Report (EIR) if a significant adverse impact would occur, or to prepare a Negative Declaration, if all potential impacts can be mitigated. A Mitigated Negative Declaration is proposed when the Initial Study identifies environmental impacts, which are potentially significant but can be reduced to insignificance by incorporating mitigation measures into the proposed project (CEQA Guidelines §15070). This Initial Study found that a significant environmental impact may occur due to the proposed action unless mitigated, and thus a Mitigated Negative Declaration will be circulated for public review for a period of 20 days in accordance with Public Resources Code Section 21091 (b).

C. Project Description and Location

The subject site is located on the east side of Clark Avenue, between Candlewood Street and Del Amo Boulevard, in the C-1 (Neighborhood Commercial) zone. The site is designated by the General Plan for Commercial uses, which includes offices. The gross area of the site is 173,577 square feet (3.98 acres). Immediately to the north of the subject site is a United States Post Office, and office buildings beyond that. To the east, across Civic Center Way, are single-family homes in the R-1 (Single-Family Residential) zone. To the south, adjacent to the subject site, is Lakewood City Hall. To the west, across Clark Avenue, is the Lakewood Center mall in the C-4 (General Commercial) zone.

The proposed project is for the expansion and remodel of the Lakewood Sheriff's Department station, which will be carried out in phases. The first phase will consist of the replacement of the existing 4,140 square foot vehicle service garage with a new service garage approximately 4,790 square feet in area. The new service garage will contain an office, an evidence storage room, mechanical rooms, a restroom, a mezzanine for vehicle parts storage, four service bays, and two carwash bays with clarifiers capable of handling 25 hand carwashes per day.

The second phase is for the construction of a new 15,937 square foot two-story building, which will be constructed between buildings "A" (the Sheriff's Station) and "B" (the Annex), and a separate 1,900 square foot addition to building "B". The new additions will include a public lobby, dispatch office, hydraulic elevator, and various department offices and meeting room spaces. The second phase will also include the remodeling of buildings "A" and "B" to increase locker rooms and restrooms, modify office space, and relocate mechanical equipment. Approximately 20,000 square feet of existing building area will be remodeled. Although there will not be an initial increase in staffing, the improvements will accommodate personnel growth by 10% over 20 years following completion of the project.

The third phase will consist of a 2½-level parking structure, approximately 50,000 square feet in area, to be constructed at the southeast corner of the site. The parking structure will accommodate about 204 parking spaces, replacing 100 surface parking spaces. Other related improvements include grading, landscaping, parking lot improvements, matching brickwork, and other miscellaneous items in conjunction with the appropriate phase of work.

Other public agencies whose approval for this project may be required include the Building and Safety Department, the City's Development Review Board, and the Los Angeles County Fire Department.

D. Environmental Findings

While the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described herein have been added to the project. The possible impacts and related mitigation are as follows:

Impact: Exterior lighting, particularly lighting in the parking areas, may create light and glare in such a manner that nearby residential properties may be negatively impacted.

Mitigation:

1. Exterior light fixtures shall be angled and shielded in a manner so as not to reflect direct or indirect light upon abutting or adjacent properties, with a maximum light spill of 0.5 foot candles at grade level per Section 9492.I of the Lakewood Municipal Code.

Impact: Heavy construction is a source of fugitive dust and exhaust emissions that could have a temporary impact on local air quality. Preparation of the site for building construction could produce two forms of air contaminants; exhaust emissions from construction equipment and fugitive dust generated as a result of soil movement and vehicle activities on unpaved portions of the site.

Mitigation:

1. All construction equipment shall comply with SCAQMD regulations, including Rule 402, which specifies that there be no dust impacts offsite sufficient to cause a nuisance, and SCAQMD Rule 403, which restricts visible emissions from construction.
2. Soil shall be moistened prior to grading activities.
3. Exposed soil surfaces shall be watered at least once each day to keep soil moist. During very dry weather or periods of high winds, exposed surfaces shall be watered at least twice a day or as often as necessary in order to maintain a surface crust and prevent release of visible dust clouds from the subject site.
4. Treat any area that will be exposed for extended periods with a soil conditioner to stabilize soil or temporarily plant with vegetation.
5. Wash mud-covered tires and undercarriages of trucks and equipment leaving the construction site.
6. Provide for street sweeping, as needed, on adjacent roadways to remove dirt dropped by construction vehicles, or mud, which would otherwise be carried off by trucks departing project sites.
7. Securely cover loads of dirt with a tight fitting tarp on any truck entering or leaving the construction site to deliver soil or to dispose of excavated soil.

8. Stop grading during periods when winds exceed 25 miles per hour.
9. Provide for permanent sealing of all graded areas, as applicable, at the earliest practicable time after soil disturbance.
10. Plant hedges or other plant buffers where construction activities could expose neighboring residences and commercial sites to prolonged exposure to windblown dust. A temporary, slatted, chain link fence or similar barrier may also be installed for this purpose.
11. Maintain construction equipment in peak operating condition so as to reduce operation emissions.
12. Use low-sulfur diesel fuel in all equipment.
13. Use electric equipment whenever practicable.
14. Shut off engines when not in use.

Impact: There may be a temporary increase in ambient noise levels in the project vicinity above existing levels as a result of construction activities. Noise levels may fluctuate depending on construction phase, equipment type and duration of use, distance between noise source and listener. A potential noise source are haul trucks accessing the site.

Mitigation:

1. During construction, the contractors shall muffle and shield intakes and exhaust, shroud and shield impact tools, and use electric-powered rather than diesel-powered construction equipment, as feasible.
2. During construction, truck haul routes (including demolition, waste, dirt excavation, cement and materials delivery) shall be designated and approved to minimize noise impacts at noise sensitive land uses.
3. Observe the permitted hours of construction as prescribed in Sections 8019 and 8020 of the Lakewood Municipal Code.

II. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- | | | | |
|---|--|--|--|
| <input checked="" type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture Resources | <input checked="" type="checkbox"/> Air Quality | <input type="checkbox"/> Biological Resources |
| <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology / Soils | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Hydrology / Water Quality |
| <input type="checkbox"/> Land Use / Planning | <input type="checkbox"/> Mineral Resources | <input checked="" type="checkbox"/> Noise | <input type="checkbox"/> Population / Housing |
| <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation | <input type="checkbox"/> Transportation / Traffic | <input type="checkbox"/> Utilities / Service Systems |
| <input type="checkbox"/> Mandatory Findings of Significance | | | |

Determination.

(To be completed by the Lead Agency)

On the basis of this initial evaluation:

I find that the proposed project COULD NOT have a significant effect on the environment, and that the project is Categorically Exempt pursuant to Section 15____, Class____. ☐

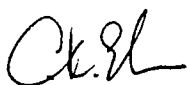
I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared. ☐

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared. ☒

I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required. ☐

I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed. ☐

I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or Negative Declaration pursuant to applicable legal standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required. ☐



Charles K. Ebner, AICP
Director of Community Development

Date: October 7, 2003

Issues (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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III. ENVIRONMENTAL CHECKLIST

I. AESTHETICS. Would the project:

- | | | | | | |
|----|--|--------------------------|-------------------------------------|--------------------------|-------------------------------------|
| a) | Have a substantial adverse effect on a scenic vista? (Source #(s): 1,8,9) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) | Substantially damage scenic resources, including, but not limited to, trees rock outcroppings, and historic buildings within a state scenic highway? (1,8,9) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) | Substantially degrade the existing visual character or quality of the site and its surroundings? (1,8,9) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) | Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? (1,8,9) | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

II. AGRICULTURE RESOURCES. Would the project:

- | | | | | | |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) | Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency to non-agriculture use? (1,2,3,6,8,9) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) | Conflict with existing zoning for agricultural use, or a Williamson Act contract? (1,2,3,6,8,9) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) | Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use? (1,2,3,6,8,9) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

III. AIR QUALITY. Would the project:

- | | | | | | |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) | Conflict with or obstruct implementation of the applicable air quality plan? (1,8,9) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) | Violate any air quality standard or contribute substantially to an existing or projected air quality violation? (1,8,9) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Issues (and Supporting Information Sources):		Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
c)	Result in cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? (1,8,9)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d)	Expose sensitive receptors to substantial pollutant concentrations? (1,8,9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e)	Create objectionable odors affecting a substantial number of people? (1,8,9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

IV. BIOLOGICAL RESOURCES: Would the project:

a)	Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? (1,8,9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? (1,8,9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c)	Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, march, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? (1,8,9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d)	Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native nursery sites? (1,8,9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Issues (and Supporting Information Sources):		Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
e)	Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? (1,8,9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
V. CULTURAL RESOURCES. Would the project:					
a)	Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5? (1,8,9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5? (1,8,9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c)	Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? (1,8,9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d)	Disturb any human remains, including those interred outside of formal cemeteries? (1,8,9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
VI. GEOLOGY AND SOILS. Would the project:					
a)	Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i)	Rupture of a known earthquake fault, as Delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? (1,4,8,9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii)	Strong seismic ground shaking? (1,4,8)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii)	Seismic-related ground failure, including liquefaction? (1,4,8)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv)	Landslides? (1,4,8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Result in substantial soil erosion or the loss of topsoil? (1,8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Issues (and Supporting Information Sources):		Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
c)	Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? (1,4,8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d)	Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property? (1,8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e)	Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water? (1,8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

VII. HAZARDS AND HAZARDOUS MATERIALS. Would the project:

a)	Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? (1,8,9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? (1,8,9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c)	Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile into the environment? (1,8,9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d)	Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result would it create a significant hazard to the public or the environment? (1,8,9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e)	For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? (1,8,9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Issues (and Supporting Information Sources):		Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
f)	For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? (1,8,9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g)	Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? (1,8,9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h)	Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? (1,8,9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

VIII. HYDROLOGY AND WATER QUALITY. Would the project:

a)	Violate any water quality standards or waste discharge requirements? (1,8,9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g. the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses or which permits have been granted? (1,8,9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c)	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on-or off site? (1,8,9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d)	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site? (1,8,9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Issues (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| e) | Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff? (1,8,9) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) | Otherwise substantially degrade water quality? (1,8,9) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g) | Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? (1,5,8,9) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| h) | Place within a 100-year flood hazard area structures which would impede or redirect flood flows? (1,5,8,9) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| i) | Expose people or structures to a significant risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam? (1,5,8,9) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| j) | Inundation by seiche, tsunami, or mudflow? (1,8) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

IX. LAND USE AND PLANNING. Would the project:

- | | | | | | |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) | Physically divide an established community? (1,8) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) | Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? (1,6,7,8,9) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) | Conflict with any applicable habitat conservation plan or natural community conservation plan? (1,8,9) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

X. MINERAL RESOURCES. Would the project:

- | | | | | | |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) | Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? (1,8,9) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Issues (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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- | | | | | | |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b) | Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? (1,8) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

XI. NOISE. Would the project:

- | | | | | | |
|----|--|--------------------------|-------------------------------------|--------------------------|-------------------------------------|
| a) | Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? (1,8,9) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) | Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels? (1,8,9) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) | A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? (1,8,9) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) | A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? (1,8,9) | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| e) | For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? (1,8,9) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) | For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? (1,8,9) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

XII. POPULATION AND HOUSING. Would the project:

- | | | | | | |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) | Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure? (1,8,9) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Issues (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? (1,8,9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? (1,8,9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

XIII. PUBLIC SERVICES.

a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which would cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: (1,8,9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Fire Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Police Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
v) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

XIV. RECREATION.

a) Would the project increase the use of existing neighborhood and regional parks such that substantial physical deterioration of the facility would occur or be accelerated? (1,8,9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? (1,8,9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Issues (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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XV. TRANSPORTATION / TRAFFIC. Would the project:

- | | | | | | |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) | Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)? (1,8,9) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) | Exceed, either individually or cumulatively, a level of service standards established by the county congestion management agency for designated roads and highways? (1,8,9) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) | Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? (1,8,9) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) | Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? (1,8,9) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) | Result in inadequate emergency access? (1,8,9) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) | Result in inadequate parking capacity? (1,8,9) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g) | Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)? (1,8,9) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

XVI. UTILITIES AND SERVICE SYSTEMS. Would the project:

- | | | | | | |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) | Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? (1,8,9) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) | Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (1,8,9) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Issues (and Supporting Information Sources):		Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
c)	Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (1,8,9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d)	Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? (1,8,9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e)	Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? (1,8,9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f)	Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? (1,8,9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g)	Comply with federal, state, and local statutes and regulations related to solid waste? (1,8,9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Issues (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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XVII. MANDATORY FINDINGS OF SIGNIFICANCE.

- | | | | | | |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) | Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? (1,2,3,4,5,6,7,8,9) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) | Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)? (1,2,3,4,5,6,7,8,9) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) | Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? (1,2,3,4,5,6,7,8,9) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

XVIII. EARLIER ANALYSES.

Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, one or more effects have been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a discussion should identify the following on attached sheets:

- a) Earlier analyses used. Identify earlier analyses and state where they are available for review.
- b) Impacts adequately addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
- c) Mitigation measures. For effects that are “Less than Significant with Mitigation Incorporated,” describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

Authority: Public Resources Code Sections 21083 and 21087.

Reference: Public Resources Code Sections 21080(c), 21080.1, 21080.3, 21082.1, 21083.3, 21093, 21094, 21151; *Sundstrom v. County of Mendocino*, 202 Cal. App.3d 296 (1988); *Leonoff v. Monterey Board of Supervisors*, 222 Cal. App.3d 1337 (1990).

Earlier Analysis

- a) Earlier analyses used. Identify earlier analyses and state where they are available for review.

Documents used for this analysis include plans provided by the Permittee and the City of Lakewood General Plan Technical Background Report. Copies of all plans and studies used to prepare this Initial Study are on file and available for public review at the City of Lakewood Community Development Department.

- b) Impacts adequately addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.

Impacts that reference the environmental documents listed in section a) above, are contained within the scope of those documents and have been adequately analyzed in those documents, pursuant to applicable legal standards.

- c) Mitigation measures. For effects that are “Less than Significant with Mitigation Incorporated,” describe mitigation measures incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

IV. SUPPORTING INFORMATION SOURCES

1. City of Lakewood Comprehensive General Plan and Final Master Environmental Impact Report. City of Lakewood. Adopted November 1996. Includes the Policy Document, the Technical Background Report, and the Final Master EIR.
2. California Government Code Section No. 51200 et seq. State of California (see Section II.a) of this Environmental Checklist).
3. A Guide to the Farmland Mapping and Monitoring Program. California Department of Conservation. 1994.
4. Seismic Hazard Zones, Long Beach Quadrangle Official Map. California Department of Conservation: Division of Mines and Geology. March 25, 1999.
5. National Flood Insurance Program, Flood Insurance Rate Map, Community-Panel Number 060130 0005 A. Federal Emergency Management Agency. January 11, 2002.
6. Official Zoning Map (as amended). City of Lakewood.
7. Municipal Code of the City of Lakewood (as amended). City of Lakewood.
8. (Not So) Brief Guide of Vehicular Traffic Generation Rates for the San Diego Region. San Diego Association of Governments. April, 2002.
9. Plans and/or other information on file in the City of Lakewood Community Development Department.

V. DISCUSSION OF ENVIRONMENTAL CHECKLIST ISSUES

I. AESTHETICS.

Discussion

a-d)

The project will not have a substantial adverse effect on any scenic vistas. The project will not substantially damage scenic resources. There are no historic buildings within the vicinity of the project. The project will not substantially degrade the existing visual quality of the subject site or the surrounding area. Exterior lighting, particularly lighting in the parking areas, may create light and glare in such a manner that nearby residential properties may be negatively impacted.

Mitigation Measures

1. Exterior light fixtures shall be angled and shielded in a manner so as not to reflect direct or indirect light upon abutting or adjacent properties, with a maximum light spill of 0.5 foot candles at grade level per Section 9492.I of the Lakewood Municipal Code.

II. AGRICULTURE RESOURCES.

Discussion

- a) There is no farmland on the subject site, therefore the project will not result in the conversion of any farmland, as shown on the maps pursuant to the Farmland Mapping and Monitoring Program of the California Department of Conservation, to a non-agricultural use.
- b) The General Plan designation for the site is Commercial and the Zoning designation for the subject site is C-1 (Neighborhood Commercial). The project is for the expansion and renovation of an existing Sheriff Station. The site is not used for agricultural purposes. There will be no conflict with any contracts entered into pursuant to Section 51200 et seq. of the California Government Code (also known as the Williamson Act).
- c) Since there is no farmland or agricultural land at the subject site to begin with, the project will not result in the conversion of any farmland or agricultural land, to a non-agricultural use.

Mitigation Measures

1. None required.

III. AIR QUALITY.

Discussion

- a) The different components of the project include demolition of an existing building, renovation of an existing building, construction of new office space, and the construction of a new parking structure. The project does not have the characteristics to exceed the level of development anticipated by the General Plan and MEIR for the subject site, therefore the project will not conflict or obstruct the implementation of any applicable air quality plan.
- b) The project will not violate any air quality standard or contribute substantially to an existing or projected air quality violation.
- c) Heavy construction is a source of fugitive dust and exhaust emissions that could have a temporary impact on local air quality. Preparation of the site for building construction could produce two forms of air contaminants; exhaust emissions from construction equipment and fugitive dust generated as a result of soil movement and vehicle activities on unpaved portions of the site.
- d) There are no known sensitive receptors in the vicinity of the site that might be affected by pollutant concentrations. The project does not have the characteristics to develop concentrations of pollutants in the immediate project vicinity for the long-term duration. There are no hospitals in the vicinity of the project.
- e) The project will not create objectionable odors that might otherwise affect a substantial number of people.

Mitigation Measures

- 1. All construction equipment shall comply with SCAQMD regulations, including Rule 402, which specifies that there be no dust impacts offsite sufficient to cause a nuisance, and SCAQMD Rule 403, which restricts visible emissions from construction.
- 2. Soil shall be moistened prior to grading activities.
- 3. Exposed soil surfaces shall be watered at least once each day to keep soil moist. During very dry weather or periods of high winds, exposed surfaces shall be watered at least twice a day or as often as necessary in order to maintain a surface crust and prevent release of visible dust clouds from the subject site.
- 4. Treat any area that will be exposed for extended periods with a soil conditioner to stabilize soil or temporarily plant with vegetation.

5. Wash mud-covered tires and undercarriages of trucks and equipment leaving the construction site.
6. Provide for street sweeping, as needed, on adjacent roadways to remove dirt dropped by construction vehicles, or mud, which would otherwise be carried off by trucks departing project sites.
7. Securely cover loads of dirt with a tight fitting tarp on any truck entering or leaving the construction site to deliver soil or to dispose of excavated soil.
8. Stop grading during periods when winds exceed 25 miles per hour.
9. Provide for permanent sealing of all graded areas, as applicable, at the earliest practicable time after soil disturbance.
10. Plant hedges or other plant buffers where construction activities could expose neighboring residences and commercial sites to prolonged exposure to windblown dust. A temporary, slatted, chain link fence or similar barrier may also be installed for this purpose.
11. Maintain construction equipment in peak operating condition so as to reduce operation emissions.
12. Use low-sulfur diesel fuel in all equipment.
13. Use electric equipment whenever practicable.
14. Shut off engines when not in use.

IV. BIOLOGICAL RESOURCES.

Discussion

- a) There are no known species on the project site that have been identified as a candidate, sensitive, or special status species in local or regional plans, or by the California Department of Fish and Game or the U.S. Fish and Wildlife Service that would be adversely affected, either directly or indirectly, by the project.
- b) The project will not have a substantial impact on any riparian habitat or other sensitive natural community. The project will not impede or alter the flow of any waterways.
- c) There are no federally protected wetlands that would be impacted by the project, as defined by Section 404 of the Clean Water Act, within the City of Lakewood.

- d) The project will not interfere with the movement of any native resident or migratory fish or wildlife species. The project will not affect any established wildlife corridors. The project will not impede the use of native nursery sites.
- e) The project will not conflict with any local policies or ordinances, including those goals found in the Conservation Element of the City of Lakewood General Plan.

Mitigation Measures

- 1. None required.

V. CULTURAL RESOURCES.

Discussion

- a) The project will not create a substantial adverse change to any historical resource.
- b) There will be no substantial adverse changes to any known archaeological resources, as a result of the project.
- c) The project will neither directly nor indirectly destroy any known paleontological resources, site characteristics, unique geological features.
- d) The project will not disturb the location of any known human remains.

Mitigation Measures

- 1. None required.

VI. GEOLOGY AND SOILS.

Discussion

- a) The region has many active and potentially active faults, which could impact the project site, however, the site is not within an Alquist-Priolo Special Study zone. There are no known active faults in the City of Lakewood. The closest active fault is the Newport-Inglewood Fault Zone, located about four miles southwest of the City. The project has the potential to be impacted by earthquakes and related hazards - mainly from ground shaking, which is not uncommon throughout the region. The site is not in an area that has been identified as susceptible to liquefaction. New construction will be subject to applicable building codes as applicable. Lakewood is virtually flat, thus the project site will not be substantially affected by landslides or mudflows.

- b) The project will not result in substantial erosion or the loss of topsoil.
- c) The project is not located on a geological unit or soil in such a way that would cause the soil to become unstable, or result in any other geologic defect.
- d) Although the project is not located in an area recognized as having expansive soil, the project will comply with all applicable building codes.
- e) The project site is served by a sanitary sewer system, therefore the project will not involve any new installation, or connection, to any septic tank or alternative waste water disposal system.

Mitigation Measures

- 1. None required.

VII. HAZARDS AND HAZARDOUS MATERIALS.

Discussion

- a) Although the project includes a facility where the periodic servicing and lubrication of law enforcement vehicles will occur, said facility will not require the transport, use or disposal of significant amounts of hazardous materials.
- b) The use does not involve the handling of significant amounts of hazardous materials. Therefore, the project will not create a significant hazard that would result from the accidental release of hazardous materials.
- c) The project will not emit any hazardous emissions, nor does it involve the handling of hazardous, or acutely hazardous materials, substances or waste.
- d) The use is not on a hazardous materials site that might be included on any list compiled pursuant to Government Code Section 65962.5.
- e) The project site is not located within any airport land use plan. The project will not create a safety hazard for people residing or working in the project area.
- f) The project site is not located in the vicinity of any private airstrip, thus the project will not create a safety hazard for people residing or working in the project area.
- g) The project will neither impair the implementation of, nor physically interfere with any adopted emergency response plan or evacuation plan.

- h) The project does not include any structures that would be subject to risk from a wild fire. Therefore, there would not be an increased risk of loss, injury or death from wildfires as a result of this project.

Mitigation Measures

1. None required.

VIII. HYDROLOGY AND WATER QUALITY.

Discussion

- a) The project will not violate any water quality standards or waste discharge requirements.
- b) The project will not substantially deplete groundwater supplies nor will it interfere substantially with groundwater recharge to create a net deficit in aquifer volumes or a lowering of the local groundwater table.
- c) The project will not substantially alter any drainage patterns in a manner that would result in substantial erosion or siltation on or off site.
- d) The San Gabriel River is approximately 9,200 feet east of the subject site. The project will not substantially alter any drainage patterns in a manner that would result in flooding on or off site.
- e) The project may create or contribute to water runoff in a manner that would exceed the capacity of existing or planned stormwater drainage systems. The project will comply with Standard Urban Stormwater Mitigation Plan (SUSMP) mitigation measures as applicable.
- f) The proposed project does not have the characteristics to otherwise substantially degrade water quality.
- g) The project does not involve the relocation of any dwelling units in such a manner that will result in housing being placed within a 100-year flood hazard zone.
- h) Since no portion of the project will be located within a 100-year flood hazard zone, no structures will be modified or constructed in a manner that would impede or redirect projected flood flows.
- i) The project will not cause any persons or structures to be exposed to significant risk of loss, injury, or death caused by any flooding.

- j) The closest major body of water is the San Gabriel River, which is approximately 9,200 feet east of the site. The San Gabriel River does not pose a threat to the project with regards to seiche or tsunami activity. Lakewood is virtually flat, therefore the project will not be significantly impacted by any mudflow.

Mitigation Measures

- 1. None required.

IX. LAND USE AND PLANNING.

Discussion

- a) The proposed project is for the remodel and expansion of the Lakewood Sheriff's Station, and the construction of related structures. The site is zoned C-1 (Neighborhood Commercial), and the site is designated by the General Plan for Commercial uses. The project will not conflict with the General Plan, nor does the project have the characteristics to disrupt or divide the physical arrangement of an established community, including a low income or minority community.
- b) The General Plan and the Zoning Map designate the subject site for commercial activities. The project is compatible with said land use and zoning, therefore presents no conflict with the General Plan or the Zoning Map. Although the project site is located in Redevelopment Project Area No. 1, the project will not conflict with any adopted redevelopment plans.
- c) Lakewood is a fully urbanized area with no applicable habitat conservation plans or natural community conservation plans that the project would conflict with.

Mitigation Measures

- 1. None required.

X. MINERAL RESOURCES.

Discussion

- a) The project will not result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state.
- b) There are no mineral recovery sites delineated by the City of Lakewood General Plan, therefore, the project will not result in the loss of such sites.

Mitigation Measures

1. None required.

XI. NOISE.

Discussion

- a) The project does not have the characteristics to expose persons to, or generation of, noise levels in excess of standards established in the General Plan or noise ordinances contained in the Municipal Code, or applicable standards of other agencies.
- b) The proposed project may result in levels of short-term exposure of persons to or generation of insignificant groundborne vibrations or groundborne noise. Heavy equipment used in grading and construction may generate insignificant groundborne vibrations or groundborne noise that may be noticed by a person of ordinary sensitivity.
- c) The project does not have the characteristics that would otherwise result in any substantial permanent increase in ambient noise levels in the project vicinity, above levels existing without the project.
- d) There may be a temporary increase in ambient noise levels in the project vicinity above existing levels as a result of construction activities. Noise levels may fluctuate depending on construction phase, equipment type and duration of use, distance between noise source and listener. A potential noise source are haul trucks accessing the site.
- e) The project is not located within an airport land use plan area, thus the project will not expose any persons residing or working in the area to excessive noise levels.
- f) There are no private airstrips in the City of Lakewood, therefore the project will not expose any persons residing or working in the area to excessive noise levels.

Mitigation Measures

1. During construction, the contractors shall muffle and shield intakes and exhaust, shroud and shield impact tools, and use electric-powered rather than diesel-powered construction equipment, as feasible.
2. During construction, truck haul routes (including demolition, waste, dirt excavation, cement and materials delivery) shall be designated and approved to minimize noise impacts at noise sensitive land uses.

3. Observe the permitted hours of construction as prescribed in Sections 8019 and 8020 of the Lakewood Municipal Code.

XII. POPULATION AND HOUSING.

Discussion

- a) The project does not have the characteristics that would otherwise result in any population growth.
- b) The proposed project involves modification and expansion of the existing Lakewood Sheriff's Station. The project will not require the construction or relocation of any dwelling units.
- c) The proposed project will not result in the displacement of any housing or the relocation of any persons. Therefore it is not necessary to construct any replacement housing.

Mitigation Measures

1. None required.

XIII. PUBLIC SERVICES.

Discussion (i-v)

- a) The proposed project will not require additional police or fire protection services. Fire Station No. 45 is located at 4020 Candlewood Street, approximately 4,500 feet west of the subject site. Three additional Engine Companies are available within response of the site, with a response time of 4-5 minutes. The project will also be required to provide adequate fire flow protection during and after construction, as applicable. The proposed project will have no effect on schools, parks or other recreational facilities. The project will not have a significant impact on existing local roads, public facilities or on other governmental services.

Mitigation Measures

1. None required.

XIV. RECREATION.

Discussion

- a) The project will not have a significant effect on the quality or quantity of existing recreational opportunities or create a demand for new recreational facilities.
- b) The project does not include recreational facilities nor will it require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment.

Mitigation Measures

1. None required.

XV. TRANSPORTATION / TRAFFIC.

Discussion

- a) Section IV.B.2 of the Master EIR adopted for the General Plan notes that circulation impacts will be considered significant if the increase in vehicular traffic results in a V/C ratio greater than or equal to two percent (2%) along arterials or at intersections currently operating at levels resulting in a Level Of Service (LOS) of "D" or worse. Table 3.1-II of the General Plan Technical Background Report states that the peak hour Level of Service (LOS) for Clark Avenue, between Candlewood Street and Del Amo Boulevard, is LOS "A". The project will not result in a substantial increase in existing traffic trips in relation to the existing traffic load and capacity of the street system, which might otherwise cause a significant impact.
- b) The subject site is served by Clark Avenue, which is designated by the General Plan as a secondary arterial with a roadway width of 56 feet. Clark Avenue satisfies the right-of-way width requirements as prescribed by the General Plan. As noted above, the LOS of Clark Avenue will not be significantly impacted; therefore the project does not have the characteristics to exceed, either individually or cumulatively, established LOS standards.
- c) The project does not have the characteristics that would otherwise propose to directly or indirectly, change air traffic patterns. The existing helipad will remain in the same general area on the property. The project will not create any safety risks with regards to air traffic.
- d) The project does not have the characteristics to result in the creation or alteration of any design features that would produce a hazard, including sharp curves and dangerous intersections.

- e) The proposed project will not result in inadequate site access. The site is served by Clark Avenue and Civic Center Way. Any changes to existing driveway aprons, creation of new driveway aprons, curb and gutter improvements and repairs, and other improvements in the public right-of-way are subject to review and approval of the Public Works Department. The project will neither impede nor obstruct emergency access. The design of the project will ensure that sufficient emergency access is provided and maintained.
- f) Section 9490.1 of the Lakewood Municipal Code provides that the Director of Community Development may determine the required number of parking spaces for those uses not specifically defined in the parking ordinance. The Sheriff's Department has indicated that there are currently 164 personnel on duty at Lakewood Sheriff's Station during the largest shift and there are 101 County and/or City vehicles assigned to the Lakewood Station. The site is developed with 202 parking spaces, with 91 of those spaces designated for County and City vehicles. The highest parking demand occurs between 2:00 p.m. and 3:00 p.m., Mondays through Fridays. It is during these times that the shortage of parking spaces is felt the most and when Sheriff personnel seek parking on Civic Center Way and in adjacent parking areas. Although the proposed project will provide for nearly 18,000 square feet of new office space, there will not be an immediate increase in staffing. It is anticipated that staffing could grow by 10% over 20 years making the need for additional parking spaces more acute. Recognizing that there is a need for additional parking, the third phase of the project involves the replacement of 70 surface parking spaces with a new 204-space parking structure. The new parking structure will result in a net increase of 134 parking spaces, yielding a total of 336 off-street parking spaces. These additional parking spaces will solve existing parking shortages and will absorb future staffing increases. When completed, the project will provide sufficient off-street parking.
- g) The project will not conflict with any adopted policies, plans, or programs supporting alternative modes of transportation.

Mitigation Measures

1. None required.

XVI. UTILITIES AND SERVICE SYSTEMS.

Discussion

- a) The project will not generate wastewater that might exceed the treatment requirements of the Regional Water Quality Control Board.
- b) The project will not require the construction or expansion of any off-site public water or wastewater treatment facilities.

- c) The project will not require construction of new off-site storm water drainage facilities.
- d) The project will be served by the City of Lakewood Water Department. The existing water system has sufficient capacity to accommodate the proposed project.
- e) A Master Environmental Impact Report was prepared for the 1996 General Plan Update. Included in the MEIR are comments solicited from various agencies, including the County Sanitation District. The project will not individually or cumulatively exceed the environmental thresholds established by the MEIR.
- f) The subject site is served by a private company under contract with the City of Lakewood for trash services. The project is not expected to generate a significant level of trash. The proposed project will not have a significant impact on existing landfills.
- g) The project will comply with all applicable federal, state and local statutes and regulations pertaining to solid waste.

Mitigation Measures

- 1. None required.

XVII. MANDATORY FINDINGS OF SIGNIFICANCE.

Discussion

- a) The area in which the site is located is urban; nearby land uses are residential oriented. Therefore, it is unlikely that the project would affect any rare or endangered wildlife. Cultural resources will not be affected by the project.
- b) The project does not seek short-term environmental goals at the expense of long-term environmental goals.
- c) As discussed above, the project will not produce impacts that are individually or cumulatively considerable.
- d) The project, because of its scale and type, would not cause substantial adverse effects on human beings, either directly or indirectly.

Mitigation Measures

- 1. None required.

MASTER TRUST AND ESCROW AGREEMENT

THIS MASTER TRUST AND ESCROW AGREEMENT (the "Master Escrow Agreement"), dated as of _____, 2003, is by and among the COUNTY OF LOS ANGELES, a political subdivision of the State of California (the "County"), the City of Lakewood (the "City") and US BANK, NATIONAL ASSOCIATION, as escrow agent (the "Escrow Agent").

- A. The County wishes to provide funding for the construction and delivery of certain improvements to the Lakewood Sheriff Station (the "Project"). In connection therewith, the County intends to contribute \$9.4 million toward completion of the Project through a third-party escrow.
- B. The County wishes to retain the Escrow Agent pursuant to this Master Escrow Agreement to act as Escrow Agent, on the terms provided in this Master Escrow Agreement which will be entered into by the County, the Escrow Agent, and the City.
- C. It is the intent of the parties that this Master Escrow Agreement shall constitute a separate agreement (referred to herein as an "Agreement" or "this Agreement") among the County, Escrow Agent, and the City, with respect to the escrow fund created and administered thereunder.

ARTICLE 1: REPRESENTATIONS AND WARRANTIES

Section 1.01 Each of the parties hereto represents and warrants to the other that it has authority to enter into this Agreement, and has taken all actions necessary to authorize the execution and delivery of this Agreement by the officers whose signatures are affixed hereto.

ARTICLE 2: THE FUND

Section 2.01 County hereby engages the Escrow Agent to receive, hold in trust, invest and disburse the moneys to be deposited with the Escrow Agent by the City and County, all as hereinafter provided.

Section 2.02 The Escrow Agent shall establish a special escrow trust fund (the "Fund"), shall keep the Fund separate and apart from all other funds and moneys of the County, City, and the Escrow Agent, and shall administer the Fund solely as provided in this Agreement.

ARTICLE 3: MONEYS IN FUNDS; INVESTMENT

Section 3.01 The moneys and investments held by the Escrow Agent under this Agreement are irrevocably held in trust for the benefit of County and City, and such moneys, together with any income or interest earned thereon, shall be expended only as provided in this Agreement, and shall not be subject to levy or attachment or lien by or for the benefit of any creditor of either County or City. The City, County, and Escrow Agent intend that the Fund constitutes an escrow account in which neither the County nor the City has a legal or equitable right, title or interest until satisfaction in full of all conditions contained herein for the disbursement of funds by the Escrow Agent therefrom.

Section 3.02 All moneys deposited with the Escrow Agent by the County or City pursuant to this Agreement shall be credited to the Fund. The Escrow Agent shall use the moneys in the Fund to pay Project Costs upon receipt with respect thereto of a Payment Request Form attached hereto as Exhibit A, executed by the City, fully completed. Upon receipt of a duly completed and executed Payment Request Form, Escrow Agent shall pay the amount shown therein directly to the person or entity entitled to payment as specified therein.

Section 3.03 Moneys held by the Escrow Agent hereunder shall be invested and reinvested by the Escrow Agent upon written order of City only in Qualified Investments, as defined in this Section 3.03. Such investments shall be registered (when registerable) in the name of the Escrow Agent and held by the Escrow Agent in trust, for the benefit of City and County. The Escrow Agent is hereby authorized, in making or disposing of any investment permitted by this Section, to deal with itself (in its individual capacity or with any one or more of its affiliates, whether it or such affiliate is acting as an agent of the Escrow Agent or for any third person or dealing as principal for its own account). Such investments and reinvestments shall be made giving full consideration for the time at which funds are required to be available. In the absence of written instructions, the Escrow Agent shall invest amounts on deposit in the Fund in the Qualified Investments described in clause (d) of the definition thereof.

As used in this Agreement, the term "Qualified Investments" means (a) securities which are general obligations of or are guaranteed as to the payment of principal and interest by the United States of America; (b) obligations, debentures, notes or other evidence of indebtedness issued or guaranteed by any of the following: Federal Home Loan Bank System, Government National Mortgage Association, Farmers Home Administration, Federal Home Loan Mortgage Corporation or Federal Housing Administration; (c) commercial paper issued by corporations organized under the laws of a state of the United States which is rated in the highest rating category by Standard & Poor's Corporation or Moody's Investors Service, Inc.; (d) money market funds registered under the Investment Company Act of 1940 whose shares are registered under the Securities Act of 1933 and which have a rating of "AAAm-G", or "Aam" of Standard & Poor's Corporation; or (e) certificates of deposit issued by or other forms of deposit in any national or state bank to the extent that such deposits are fully insured by the Federal Deposit Insurance Corporation or any successor agency which is backed by the full faith and credit of the United States. Derivative products are not "Qualified Investments."

Section 3.04 The Escrow Agent shall, without further direction from the County or the City, sell such investments as and when required to make any payment from the Fund pursuant to Section 3.02. Any income received on such investments shall be credited to the Fund and invested therein.

Section 3.05 The Escrow Agent shall furnish to County and City reports accounting for all investments and interest and income therefrom. Such accounting shall be furnished no less frequently than monthly and shall also include a report of the balance in the Fund, the amounts disbursed therefrom and the date of final disbursement pursuant to Section 3.06 below. The County, City, or the Escrow Agent shall not be responsible or liable for any loss suffered in connection with any investment of moneys made by the Escrow Agent in accordance with this Article (other than Escrow Agent in its capacity as obligor under any Qualified Investment).

Section 3.06 On the earlier of (a) the date when County has accepted the Project and all Project Costs have been paid or (b) on the Final Disbursement Date, Escrow Agent shall liquidate all investments in the Fund and disburse all sums on deposit in the Fund as jointly agreed to in written form by the City and County.

ARTICLE 4: ESCROW AGENT'S AUTHORITY; INDEMNIFICATION

Section 4.01 The Escrow Agent shall only be responsible for the safekeeping and investment of the moneys and Qualified Investments held in the Fund, and the disbursement thereof in accordance with this Article, and shall not be responsible for the authenticity or accuracy of certifications or documents received by it under this Agreement in good faith, the application of amounts paid pursuant to such certifications by the persons or entities to which they are paid, or the sufficiency of the moneys credited to the Fund to make the payments herein required or for the performance of any party under the Agreement.

The Escrow Agent after exercising due diligence, may act in reliance upon any writing or instrument or signature which it, in good faith, believes to be genuine, may assume the validity and accuracy of any statement or assertion contained in such a writing or instrument. The Escrow Agent shall exercise due diligence in verifying the signature of any person or persons from City providing the written instructions by comparing the same versus the list

provided in the attached Supplement as persons authorized for City to sign and initiate disbursements. The Escrow Agent shall also exercise due diligence in verifying the signature of any person or persons from City providing the written instructions by comparing the same to the signatures, as persons authorized for City to sign and initiate disbursements. The Escrow Agent shall be obligated only for the performance of such duties as are expressly and specifically set forth in this Agreement on its part to be performed, and no duties or obligations of any kind shall be read into this Agreement against or on the part of the Escrow Agent.

Section 4.02 Unless the Escrow Agent is guilty of negligence or willful misconduct with regard to its duties hereunder, County, to the extent permitted by law, and City jointly and severally hereby agree to indemnify the Escrow Agent, and its officers, directors, agents, and employees, and hold them harmless from any and all claims, liabilities, losses, actions, suits or proceedings at law or in equity, or any other expense, fees or charges of any character or nature, which it may incur or with which it may be threatened by reason of its acting as Escrow Agent under this Agreement; and in connection therewith, to indemnify the Escrow Agent against any and all expenses, including reasonable attorneys' fees and the cost of defending any action, suit or proceeding or resisting any claim.

Section 4.03 If County or City shall be in disagreement about the interpretation of this Agreement, or about the rights and obligations, or the propriety of any action contemplated by the Escrow Agent hereunder, the Escrow Agent may, but shall not be required to, file an appropriate civil action to resolve the disagreement. The Escrow Agent shall be indemnified by City and County, to the extent permitted by law, for all costs, including reasonable attorneys' fees, in connection with such civil action, and shall be fully protected in suspending all or part of its activities under this Agreement until a final judgment in such action is received. Provisions of this Section 4.03 shall survive the term of this Agreement.

Section 4.04 The Escrow Agent may consult with counsel of its own choice and shall have full and complete authorization and protection with the opinion of such counsel. The Escrow Agent shall otherwise not be liable for any mistakes of facts or errors of judgment, or for any acts or omissions of any kind unless caused by its negligence or willful misconduct.

ARTICLE 5: ESCROW AGENT'S COMPENSATION

County and City hereby agrees to compensate the Escrow Agent for the services to be rendered hereunder, as provided in Exhibit B hereto. The City will pay and/or reimburse the Escrow Agent upon request for all expenses, disbursements and advances, including reasonable attorneys' fees, incurred or made by it in connection with carrying out its duties hereunder, according to the Escrow Agent fee schedule, attached in Exhibit B.

ARTICLE 6: CHANGE OF ESCROW AGENT

Section 6.01 The Escrow Agent or any successor may at any time be removed by mutual agreement of County and City by giving mailed notice of such removal and of the effective date of removal to the Escrow Agent. The effective date of removal shall be a date not less than thirty (30) days after such notice is deposited in the United States mail with postage fully prepaid, unless an earlier removal shall have been approved by Escrow Agent.

Section 6.02 The Escrow Agent or any successor may at any time resign by giving mailed notice to County and City of its intention to resign and of the proposed date of resignation, which shall be a date not less than thirty (30) days after such notice is deposited in the United States mail with postage fully prepaid, unless an earlier resignation date and the appointment of the successor Escrow Agent shall have been or are approved by City and County. If the City and County fail to appoint a successor Escrow Agent within 45 days, the Escrow Agent shall have the right to apply to a court of competent jurisdiction for the appointment of a successor Escrow Agent. The successor Escrow Agent shall execute and deliver to the Escrow Agent an instrument accepting such appointment, and the successor Escrow Agent shall, without further acts, be vested with all the estates, property rights, powers and duties of the predecessor Escrow Agent as if originally named as Escrow Agent herein.

Section 6.03 No resignation or removal of Escrow Agent pursuant to 6.01 or 6.02 above shall be effective until appointment by the City and County of a successor Escrow Agent and acceptance by such successor Escrow Agent of its duties hereunder. Any successor Escrow Agent shall be a bank or trust company having (or be a member of a bank holding company system with a bank holding company which has) a combined capital (exclusive of borrowed capital) and surplus of at least \$100,000,000 and shall be subject to supervision or examination by federal or state banking authority. If such bank or trust company publishes a report of condition at least annually, pursuant to law or to the requirements of any supervising or examining authority above referred to, then for the purposes of this Section 6.03 the combined capital and surplus of such bank or trust company shall be deemed to be its combined capital and surplus set forth in its most recent report of condition so published. Notwithstanding the foregoing, a bank or trust company which does not have combined capital and surplus of at least \$100,000,000 may serve as Escrow Agent if its obligations under this Master Escrow Agreement are guaranteed by an affiliate which has combined capital and surplus of at least \$100,000,000 and such guarantee is acceptable in form and substance to the City and County. Such substitution shall not be deemed to affect the rights or obligations of the County and the City. Upon resignation or removal, the Escrow Agent agrees to assign to such successor Escrow Agent all of its rights under this Agreement and transfer all moneys and investments in the Fund.

Section 6.04 The Escrow Agent may appoint an agent to exercise any of the powers, rights or remedies granted to the Escrow Agent under this Agreement, and to hold title to property or to take any other action which may be desirable or necessary.

ARTICLE 7: ADMINISTRATIVE PROVISIONS

Section 7.01 The Escrow Agent shall keep complete and accurate records of all moneys received and disbursed under this Agreement, which shall be available for inspection by County or City, or the agent of either of them, at any time during regular business hours.

Section 7.02 All notices hereunder shall be sufficiently given and shall be deemed given when delivered by hand or deposited in the United States mail in registered form with postage fully prepaid to the addresses specified beneath each party's signature; provided that the parties, by written notice given to the other parties hereunder, may designate different addresses to which subsequent notices will be sent.

Section 7.03 This Agreement shall be construed and governed in accordance with the laws of the State of California. Any provisions of this Agreement found to be prohibited by law shall be ineffective only to the extent of such prohibition, and shall not invalidate the remainder of this Agreement.

Section 7.04 This Master Escrow Agreement may be amended only in writing, executed by duly authorized representatives of the City and County and the Escrow Agent.

Section 7.05 This Agreement shall be binding upon and inure to the benefit of the parties and their respective successors and assigns.

Section 7.06 This Agreement may be simultaneously executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the same Agreement.

Section 7.07 This Agreement shall terminate upon disbursement by the Escrow Agent of all moneys held by it hereunder pursuant to Article 3 above.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the parties have executed this Master Escrow Agreement as of the day and year first written above.

County of Los Angeles

US Bank, National Association, as Escrow Agent

By: _____

By: _____

Title: _____

Title: _____

Notice Address:

Notice Address:

Chief Administrative Office
500 West Temple Street, Room 754
Los Angeles, CA 90012
Attn: Financial and Asset Management Branch

633 W. 5th Street
24th Floor
Los Angeles, CA 90071
Attn: Garry Johnson

City of Lakewood, California

By: _____

Title: _____

Notice Address:

City of Lakewood
5050 Clark Avenue
Lakewood, CA 90712
Attn: City Manager

Exhibit A: Payment Request Form

US Bank, National Association, as Escrow Agent ("Escrow Agent") under a Master Trust and Escrow Agreement (Agreement) dated as of _____, 2003 among the Escrow Agent, the County of Los Angeles ("County"), and the City of Lakewood ("City") named therein, is hereby requested to pay, from the Fund held under said Agreement, to the persons, firms or corporations designated below as payee, the amount set forth opposite each such name, in payment of the Project Costs described below as designated opposite such payee's name and account and described on the attached invoice(s) and related registration documentation. The amount requested below represents the payment for construction and delivery of certain improvements to the Lakewood Sheriff Station.

Payee	Amount	Description
-------	--------	-------------

The undersigned City representative hereby certifies that:

1. The above amounts are properly payable pursuant to the Agreement between City and County which is described in such Supplement.
2. The amounts remaining in the Fund are sufficient to acquire and complete the construction and delivery of certain improvements to the Lakewood Sheriff Station to which the Agreement relates.
3. The representation and warranties contained in this Agreement are true and correct as of the date hereof.
4. No Event of Default or event which with the giving of notice or passage of time or both would constitute an Event of Default, has occurred under this Agreement.
5. The improvements described above comprises a portion of the improvements described in the above referenced Agreement, and has been delivered to, tested and inspected by, and accepted by City and County.

CITY OF LAKEWOOD,
City

By: _____

Title: _____

Date: _____

76R 352M 11/83

BOARD OF
SUPERVISORS
OFFICIALS

COUNTY OF LOS ANGELES
REQUEST FOR APPROPRIATION ADJUSTMENT

DEPT'S. No. 060

DEPARTMENT OF Chief Administrative Office

Dec. 8, 2003

AUDITOR-CONTROLLER.

THE FOLLOWING APPROPRIATION ADJUSTMENT IS DEEMED NECESSARY BY THIS DEPARTMENT. WILL YOU PLEASE REPORT AS TO ACCOUNTING AND AVAILABLE BALANCES AND FORWARD TO THE CHIEF ADMINISTRATIVE OFFICER FOR HIS RECOMMENDATION OR ACTION.

ADJUSTMENT REQUESTED AND REASONS THEREFOR

3 - Votes

FINANCIAL SOURCES

Capital Projects/Refurbishments
Various 4th District Impvrts
Building & Improvements
A01 - CP - 77046 - 6014
\$3,000,000 Decreases Appr.

Project & Facility Develop.
Operating Transfer In
A01 - PF - 10190 - 9911
\$3,400,000 Increases Revenue

FINANCIAL USES

Project & Facility Develop.
Other Charges
A01 - PF - 10190 - 5500
\$6,400,000 Increases Appr.

JUSTIFICATION: This appropriation adjustment is necessary to provide funding to the PFD Budget, which will then be transferred to a third-party trust account for the construction of certain improvements for the Lakewood Sheriff Station

Jan Takata, Asst. Div. Chief CAO

CHIEF ADMINISTRATIVE OFFICER'S REPORT

REFERRED TO THE CHIEF
ADMINISTRATIVE OFFICER FOR—

ACTION

RECOMMENDATION

AUDITOR-CONTROLLER BY

APPROVED AS REQUESTED

AS REVISED

19

CHIEF ADMINISTRATIVE OFFICER

APPROVED (AS REVISED):
BOARD OF SUPERVISORS

19

LAKEWOOD SHERIFF STATION EXPANSION
Loan Amortization Schedule

Principal 3,400,000.00
 APR 1.330000%
 Years 4

start mo. 1
 start year 2004

Payment 72,773.44
 Payback 3,493,125.24

Pymt No.	Mo.	Day	Year	Beginning Balance	Principal Payment	Interest Payment	Total Payment	Principal Balance
=====				=====	=====	=====		
1	1	15	2004	3,400,000.00	69,005.11	3,768.33	72,773.44	3,330,994.89
2	2	15	2004	3,330,994.89	69,081.59	3,691.85	72,773.44	3,261,913.30
3	3	15	2004	3,261,913.30	69,158.16	3,615.29	72,773.44	3,192,755.15
4	4	15	2004	3,192,755.15	69,234.81	3,538.64	72,773.44	3,123,520.34
5	5	15	2004	3,123,520.34	69,311.54	3,461.90	72,773.44	3,054,208.80
6	6	15	2004	3,054,208.80	69,388.36	3,385.08	72,773.44	2,984,820.44
7	7	15	2004	2,984,820.44	69,465.27	3,308.18	72,773.44	2,915,355.17
8	8	15	2004	2,915,355.17	69,542.26	3,231.19	72,773.44	2,845,812.91
9	9	15	2004	2,845,812.91	69,619.33	3,154.11	72,773.44	2,776,193.58
10	10	15	2004	2,776,193.58	69,696.49	3,076.95	72,773.44	2,706,497.09
11	11	15	2004	2,706,497.09	69,773.74	2,999.70	72,773.44	2,636,723.35
12	12	15	2004	2,636,723.35	69,851.07	2,922.37	72,773.44	2,566,872.27
13	1	15	2005	2,566,872.27	69,928.49	2,844.95	72,773.44	2,496,943.78
14	2	15	2005	2,496,943.78	70,006.00	2,767.45	72,773.44	2,426,937.78
15	3	15	2005	2,426,937.78	70,083.59	2,689.86	72,773.44	2,356,854.20
16	4	15	2005	2,356,854.20	70,161.26	2,612.18	72,773.44	2,286,692.93
17	5	15	2005	2,286,692.93	70,239.02	2,534.42	72,773.44	2,216,453.91
18	6	15	2005	2,216,453.91	70,316.87	2,456.57	72,773.44	2,146,137.04
19	7	15	2005	2,146,137.04	70,394.81	2,378.64	72,773.44	2,075,742.23
20	8	15	2005	2,075,742.23	70,472.83	2,300.61	72,773.44	2,005,269.40
21	9	15	2005	2,005,269.40	70,550.94	2,222.51	72,773.44	1,934,718.47
22	10	15	2005	1,934,718.47	70,629.13	2,144.31	72,773.44	1,864,089.34
23	11	15	2005	1,864,089.34	70,707.41	2,066.03	72,773.44	1,793,381.93
24	12	15	2005	1,793,381.93	70,785.78	1,987.66	72,773.44	1,722,596.15
25	1	15	2006	1,722,596.15	70,864.23	1,909.21	72,773.44	1,651,731.92
26	2	15	2006	1,651,731.92	70,942.77	1,830.67	72,773.44	1,580,789.14
27	3	15	2006	1,580,789.14	71,021.40	1,752.04	72,773.44	1,509,767.74
28	4	15	2006	1,509,767.74	71,100.12	1,673.33	72,773.44	1,438,667.63
29	5	15	2006	1,438,667.63	71,178.92	1,594.52	72,773.44	1,367,488.71
30	6	15	2006	1,367,488.71	71,257.81	1,515.63	72,773.44	1,296,230.90
31	7	15	2006	1,296,230.90	71,336.79	1,436.66	72,773.44	1,224,894.11
32	8	15	2006	1,224,894.11	71,415.85	1,357.59	72,773.44	1,153,478.26
33	9	15	2006	1,153,478.26	71,495.00	1,278.44	72,773.44	1,081,983.26
34	10	15	2006	1,081,983.26	71,574.24	1,199.20	72,773.44	1,010,409.01
35	11	15	2006	1,010,409.01	71,653.57	1,119.87	72,773.44	938,755.44
36	12	15	2006	938,755.44	71,732.99	1,040.45	72,773.44	867,022.45

LAKEWOOD SHERIFF STATION EXPANSION
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start mo. 1
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2	2	15	2004	3,330,994.89	69,081.59	3,691.85	72,773.44	3,261,913.30
3	3	15	2004	3,261,913.30	69,158.16	3,615.29	72,773.44	3,192,755.15
37	1	15	2007	867,022.45	71,812.49	960.95	72,773.44	795,209.96
38	2	15	2007	795,209.96	71,892.08	881.36	72,773.44	723,317.87
39	3	15	2007	723,317.87	71,971.77	801.68	72,773.44	651,346.11
40	4	15	2007	651,346.11	72,051.53	721.91	72,773.44	579,294.57
41	5	15	2007	579,294.57	72,131.39	642.05	72,773.44	507,163.18
42	6	15	2007	507,163.18	72,211.34	562.11	72,773.44	434,951.85
43	7	15	2007	434,951.85	72,291.37	482.07	72,773.44	362,660.48
44	8	15	2007	362,660.48	72,371.49	401.95	72,773.44	290,288.98
45	9	15	2007	290,288.98	72,451.71	321.74	72,773.44	217,837.28
46	10	15	2007	217,837.28	72,532.01	241.44	72,773.44	145,305.27
47	11	15	2007	145,305.27	72,612.40	161.05	72,773.44	72,692.87
48	12	15	2007	72,692.87	72,692.87	80.57	72,773.44	0.00
49	1	15	2008				0.00	0.00
50	2	15	2008				0.00	0.00
51	3	15	2008				0.00	0.00
52	4	15	2008				0.00	0.00
53	5	15	2008				0.00	0.00
54	6	15	2008				0.00	0.00
55	7	15	2008				0.00	0.00
56	8	15	2008				0.00	0.00
57	9	15	2008				0.00	0.00
58	10	15	2008				0.00	0.00
59	11	15	2008				0.00	0.00
60	12	15	2008				0.00	0.00
Total				3,400,000.00	3,400,000.00	93,125.24	3,493,125.24	0.00